

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49865

1-4

Property Information

property address: 410 BETHEL
legal description: WOODLAND HEIGHTS #2, BLOCK 1, LOT 13, 14, 15, & PT OF 16, ACRES 3.78
owner name/address: BETHEL EVANGELICAL LUTHERAN
410 BETHEL LN
BRYAN, TX 77802-1005
full business name: Bethel Lutheran Church
land use category: Institutional type of business: church
current zoning: C-3 occupancy status: occupied
lot area (square feet): 164656 frontage along Texas Avenue (feet): NA
lot depth (feet): 460 sq. footage of building: —
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
350

Improvements

of buildings: 5 building height (feet): 20/12x4 # of stories: 1
type of buildings (specify): Brick / metal x 4
building/site condition: 5
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) playground playscapes
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 2 type/material of sign: Wood / Brick
overall condition (specify): excellent
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) NA

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 75
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 9x18 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: good - some cracking in parking lot
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: well-maintained

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☒ yes ☐ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☒ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
